141.0	0003	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,220,700	/	1,220,700
USE VALUE:	1,220,700	/	1,220,700
ASSESSED:	1,220,700	/	1,220,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	72 WALNUT STREET LLC
Owner 2:	
Owner 3:	
Street 1:	32 2ND AVE
Street 2:	# 421
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	ROSENBERG DANIEL/ETAL -
Owner 2:	ROSENBERG LAURE I -
Street 1:	72 WALNUT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .284 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1890, having primarily Aluminum Exterior and 4486 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12358.000	667,200		553,500	1,220,700
Total Card	0.284	667,200		553,500	1,220,700
Total Parcel	0.284	667,200		553,500	1,220,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 272.13 /Parcel: 272.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90751

GIS Ref

GIS Ref

Insp Date 03/09/18

!10902!

PREVIOUS ASSESSMENT

Parcel ID 141.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	667,200	0	12,358.	553,500	1,220,700		Year end	12/23/2021
2021	104	FV	593,800	0	12,358.	553,500	1,147,300		Year End Roll	12/10/2020
2020	104	FV	593,800	0	12,358.	553,500	1,147,300	1,147,300	Year End Roll	12/18/2019
2019	104	FV	475,500	0	12,358.	553,500	1,029,000	1,029,000	Year End Roll	1/3/2019
2018	104	FV	475,500	0	12,358.	490,300	965,800	965,800	Year End Roll	12/20/2017
2017	104	FV	444,000	0	12,358.	411,200	855,200	855,200	Year End Roll	1/3/2017
2016	104	FV	444,000	0	12,358.	411,200	855,200	855,200	Year End	1/4/2016
2015	104	FV	365,400	0	12,358.	355,800	721,200	721,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:33:59

LAST REV

Date	Time
10/28/21	13:46:42
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10902

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENBERG DANIE	77291-539	1	3/22/2021		1,330,000	No	No		
MACK RUTH	25822-40		11/16/1995		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	90751
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2021	1204	Renovate	234,000	O				
6/14/2021	720	Inter-De	25,000	C				
6/10/2021	759	New Wind	14,206	C				
10/7/2009	949	New Wind	34,900					
7/17/2002	571	Porch	2,500	C				NEW FRONT DECK

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2021	Mail Update	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
3/9/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Measured	345	PATRIOT
6/26/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
11/29/1999	Entry Denied	243	PATRIOT
5/1/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12358		Sq. Ft.	Site		0	70.	0.64	8									553,517						553,500	

Total AC/HA:	0.28370	Total SF/SM:	12358	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 553,517	Spl Credit	Total: 553,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94560808
Const Adj.:	0.99989998
Adj $ / SQ:	160.737
Other Features:	107500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	906516
Depreciation:	239320
Depreciated Total:	667196

COMMENTS

. WIP -UAT RENOVATIONS, SIDING & REAR OF HOUSE.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 15 | BRs: 7 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
1	6	3	
Totals			
2	15	7	

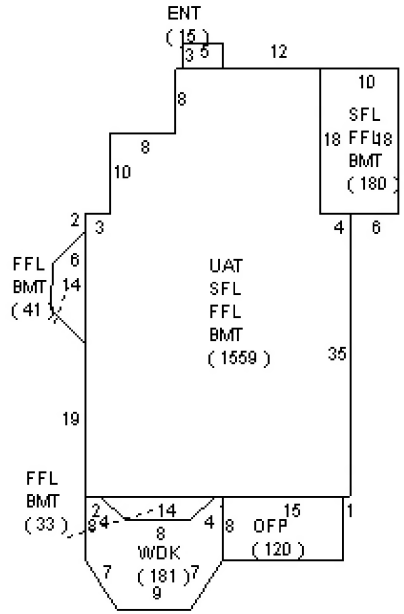
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	176.81
Special Features:	0	Val/Su Net:	109.90
Final Total:	667200	Val/Su SzAd	187.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,813	57.620	104,473
FFL	First Floor	1,813	160.740	291,417
SFL	Second Floor	1,739	160.740	279,522
UAT	Upper Attic	390	90.010	35,083
WDK	Deck	181	11.520	2,086
OFP	Open Porch	120	30.250	3,630
ENT	ENTRY	15	26.400	396
	Net Sketched Area:	6,071	Total:	716,607
Size Ad	3552	Gross Area	7240	FinArea 4486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	G	GD	2008	0.00	T	6.6	104						
2	Frame Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	104						

More: N | Total Yard Items: | Total Special Featues: | Total: